



# NEW COLLECTION OF MODERN VILLAS IN VALLE ROMANO | ESTEPONA

990,000 - 1,990,000

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Reference: 1124AMA Bedrooms: 3 - 3 Bathrooms: 3 - 4 Plot Size: 411m<sup>2</sup> - 1,002m<sup>2</sup> Build Size: 151m<sup>2</sup> - 371m<sup>2</sup>  
Terrace: 69m<sup>2</sup> - 120m<sup>2</sup>





## Costa del Sol, Valle Romano

NEW COLLECTION OF CONTEMPORARY VILLAS IN VALLE ROMANO, ESTEPONA: AN OASIS OF DESIGN, NATURE AND COMFORT JUST STEPS FROM GOLF AND THE SEA In the lush heart of Valle Romano, Estepona, a new exclusive collection of 30 modern villas is taking shape—where architectural elegance blends with the peaceful beauty of the Costa del Sol. Just 5 minutes from the golden beaches and Estepona Marina, and 15 minutes from the glamour of Puerto Banús, these villas offer a unique opportunity to live or invest in a refined setting perfectly integrated with nature. **KEY FEATURES** • 3 or 4 en-suite bedrooms • Private gardens with swimming pool • Basement ready for wellness or entertainment areas • Designer open-plan kitchens • Covered and uncovered terraces for year-round outdoor living • Strategic location near the beach, golf, marina, and town center • Private parking for 2 vehicles • Underfloor heating (in some villas) • Pre-installation for bar, gym, cinema, or sauna **THREE LIFESTYLES, ONE PHILOSOPHY: HARMONY, DESIGN AND FUNCTIONALITY** The villas are available in three unique models, each tailored to meet different needs for space, aesthetics, and comfort: **TYPE 1: SMART DESIGN & FLUID LIVING** Ideal for those seeking refined style and efficient use of space. Featuring 3 bedrooms (one en-suite), 3 bathrooms, a spacious open-plan living area and a covered terrace leading out to the private pool and garden—offering a seamless indoor-outdoor lifestyle. • Plot size: 400 m<sup>2</sup> • Built area: 223.67 m<sup>2</sup> • Covered terraces: 21.34 m<sup>2</sup> • Uncovered terraces: 56.82 m<sup>2</sup> • Pool: 21.63 m<sup>2</sup> • Garden: 247.82 m<sup>2</sup> • Basement: 66.44 m<sup>2</sup> **TYPE 2: FAMILY COMFORT WITH A MODERN EDGE** Designed for families, these villas feature 4 bedrooms (3 en-suite), open-plan kitchen and living room that open out to shaded terraces, pool, and garden. Some units include a basement ready for a fitness or entertainment zone, as well as laundry room, pantry, guest bedroom, and additional bathroom. • Plot size: 532 – 559 m<sup>2</sup> • Built area: 181.10 – 248.25 m<sup>2</sup> • Covered terraces: 10.95 – 24.17 m<sup>2</sup> • Uncovered terraces: 50.43 – 89.14 m<sup>2</sup> • Pool: 24.47 – 25.87 m<sup>2</sup> • Garden: 309.09 – 374.56 m<sup>2</sup> • Basement: 53.88 m<sup>2</sup> **TYPE 3: MAXIMUM SPACE AND SOPHISTICATION** The most exclusive model in the collection. With 3 en-suite bedrooms, a home office, a bright internal patio, open-concept living area, and an outdoor terrace with kitchen and bar, it offers the perfect blend of indoor and outdoor living. The basement is pre-equipped for a bar, gym, or home cinema. Extras include laundry room, pantry, guest room, gazebo, and luxury details like underfloor heating. • Plot size: 1,002 m<sup>2</sup> • Built area: 350.94 m<sup>2</sup> • Covered terraces: 20.23 m<sup>2</sup> • Uncovered terraces: 100.64 m<sup>2</sup> • Pool: 38.04 m<sup>2</sup> • Garden: 745.11 m<sup>2</sup> • Basement: 56.21 m<sup>2</sup> **THE PERFECT SETTING BETWEEN SEA, GOLF AND NATURE** Thanks to their elevated location, many villas boast spectacular views of the Mediterranean Sea, while others offer direct access to nearby golf courses. Each home is designed to maximize connection with the outdoors through expansive windows, panoramic terraces, and lush private gardens. **THE IDEAL LOCATION FOR RELAXATION, GOLF AND COASTAL LIVING** Set in peaceful surroundings yet close to every convenience—local restaurants, boutique shops, Estepona marina, well-equipped beaches, and the best golf courses on the Costa del Sol. This new residential project is a strategic choice for those seeking privacy, comfort, and long-term investment potential. Contact us for more information or to schedule a private viewing: +34 663 671 888 – WhatsApp available.





## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Games Room  
Domotics  
Basement

### Views

Sea  
Panoramic  
Country  
Garden  
Pool

### Pool

Private

### Garden

Private

### Utilities

CO2 Emission Rating

### Orientation

### Setting

Close To Golf  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

### Security

### Category

Investment  
Golf  
Luxury  
Off Plan

### Climate Control

Air Conditioning  
U/F Heating

### Condition

### Kitchen

Fully Fitted

### Parking

Private  
More Than One  
Energy Rating